171 West 71st St., N. E. Corner of Broadway.

S. E. Cor. 99th St. & Riverside Drive.

229 West 97th St., N. E. Corner Broadway.

West gad St., N. Cor. of Central Park West.

5-7-8-10 Rooms, 2-3 Baths

\$1,400 to \$3,600 Including electric light and refrigeration

7, 8 and 9 Rooms, 2-3 Baths

\$1,500 to \$2,400

6-8-9-10 Rooms, 1-3 Baths \$1,050 to \$2,200

Overlooking the Park. 9-10 Rooms, 3 Baths. \$1,500 to \$2,000

Corner 94th Street.

Fine Location.

8 and 9 Rooms, 3 Baths

\$1,000 to \$1,800

DORILTON-

THE CLIFDEN-

POWELLTON-

CHERBOURG-

THE IRVING ARMS-

222 Riverside Drive.

Wellesley

Broadway, Cor. 80th Street

Efficient Management

Tel. Schuyler 3800

South Corner of 87th St.

BARNARD-

BRAENDER-

**EVELYN-**

N. E. Cor. Madison Av. & 41st.

-The Cambria-

347-351 West 55th St. 1, 2 & 3 Rooms & Bath,

Kitchenette,

Furnished or Unfurnished

\$480-\$780.

Whartdale

604-606 West 115th St.

Near Riverside Drive.

8 Rooms.

\$900 to \$1,200.

The Beauclere

N.W.Cor. B'way & 109th St.

7 Rooms & Bath.

\$1,200-\$1,400.

The Hillchester

547 West 157th St.

4, 5, 6 & 7 Rooms & Bath.

Near Broadway subway station.

993 Park Av.,

955 Park Av.,

1,155 Park Av.

Efficient Management

Corner 92d St.

Near 82d St.

101 W. 78th St.

155 RIVERSIDE DRIVE-

J. ROMAINE BROWN Co.

Offers a number of desirable Apartments, some

of which are ready for immediate occupancy.

THE WELLSMORE

S. E. Cor. 77th St. & Broadway. Modern in all details. 9 Rooms and 3 Baths, Rental \$2,500 to \$3,400

Tenants living in apartments under our supervision are assured

of the most efficient service and attention.

NEW APARTMENTS UNDER THE MANAGEMENT OF

BING & BING

Ready for Occupancy. Leases from October 1st. An apartment furnished by Messrs. H. F. Huber & Co. Open for inspection.

Ready for Occupancy. Leases from October 1st. An apartment furnished by Messrs. H. F. Huber & Co. Open for inspection.

New Building. Leases from October 1st.

An apartment furnished by Messrs. II. F. Huber & Co.

Open for inspection.

LARGER SUITES CAN BE ARRANGED.

THE BELNORD

86th St.—Broadway—87th St.

A 17.6x28.8 ft. living room, flooded with sunlight.

This is one room in a Belnord suite. The others are

just as inviting. The elegance of Belnord interior

decoration is worthy of the views from Belnord

7 to 11 Bright Outside Rooms. 2 to 4 Baths.

Rental, \$2,100 to \$7,000. Manager on Premises.

Apply on Premises, or at the Office of Bing & Bing

New Building. Cor. 84th St. 3 Baths

8-10-11 Rooms

7-9-10 Rooms

3-4 Baths

8-11-12 Rooms

3-4 Baths

South Corner 88th Street.

265 CENTRAL PARK WEST-

"L" Station at 86th St.

Doctor's Apartment 4 Rooms \$1,000 7 Rooms, 2 Baths \$1,500 to \$1,800

6-7-8-9 Rooms, 2-3 Baths

\$1,100 to \$2,500

Including Refrigeration.

Overlooking the Park.

5 to 12 Rooms, 1-3 Baths

\$720 to \$2,200

9 Rooms, 3 Baths

Opposite Manhattan Square Park Non-Housekeeping Apts. 2, 3, 4 and 5 Rooms

16 Closets. One Apartment left. \$2,900

Rents \$660 to \$1,300

Tel., Murray Hill-1481

The Majestic-

St. Nicholas Av., S. E. Cor. 145th St.

7 & 8 Rooms & Bath.

Rentals \$660 to \$1,000.

Very large, light rooms, complete elevator and telephone service. All modern conveniences. Close to subway and elevated lines.

Bonavista-

362 Riverside Drive

Corner 109th St.
Magnificent Fireproof Apartments
Located in Best Section of Drive

7 & 11 Rcoms, 2 & 3 Baths,

Elberon Hall-

385 Central Park West,

Near 99th St

8 Rooms & 2 Baths.

-Prince's Court-

N. E. Cor. B'way & 164th St.

4, 5, 6 & 7 Rooms & Bath.

Tel., 6410-Bryant

\$2,700

\$4,300

\$2,400

\$3,500

\$2,400

\$3,900

106 Central Park West. South Cor. of 71st St.

418 Central Park West, South Cor. of 102d St.

## TO MAKE BRIGHTON BIG WINTER RESORT

Nearby Beach to Have Many Improvements to Compete With Atlantic City.

Bleach is to be made an at heren Heach is to be made an allower if preliminary plans, involve expenditure of more than half on dollars, now under way are ful. Chauneey Marshall, who is the Brighton Beach Develop-Company, is the man behind the e. He has made a study of cli-conditions, which, he says, have vely proved that there are more winter days at Brighton Beach

for entertainment during the Plans for entertainment during the fall, winter and early spring months include indoor surf bathing, indoor tennis and handball, a big moving picture theatre, a variety of indoor fun for little folks, and the reconstruction of the street which leads from the Brighton Beach station of the B. R. T. to the Brighton Beach Motordrome into an argume to be known as the Avenue of Little Shop, which will have a Parisian cofe an Italian restaurant, an English cafe, an Italian restaurant, an English tea room and various shops where use-

ul articles from every corner of the corld may be purchased.

Work of reconstructing the Avenue of Little Shop and making the vari-ous enclosures and the installation of the most improved heating and lighting devices, will be started the day after Laber Day. The most important of all will be the glass covering of the big Brighton Beach pool, which is circular, and the water of which flows in from

The plan for enclosing the tennis courts is not yet completed. There are thirteen courts, and it is probable that only four will be enclosed in glass. Mr. Marshall said that his plans for the future included the construction of a great modern hotel at Brighton Beach. He believes that such a hotel, fully equipped for the winter, would be occupied the year round by New Yorkers and visitors to the city, just as the Arteria City hotels are lantic City hotels are.

Melford, Conn., for many years, The square feet.
Reynal estate comprises over fifty acres of high land. The main residence is a BUSINE

Real Estate Company. Known as the Arco-Mercantile Building it covers

REAL ESTATE AT AUCTION.

in your own room.

REAL ESTATE AT AUCTION.

"To Go in the Water You Don't Have to Pay a Quarter"

If you own a Water Front lot with Riparian Rights on the Atlantic Ocean.

Including 234 SHORE FRONT LOTS on the Atlantic Ocean, with Riparian Rights, at

Rockaway Coast, Queens Borough, N. Y. City, 12 miles from City Hall, 34 minutes from Flatbush Avenue Station,

MUST BE SOLD at Public Auction Saturday, JULY 31st, 2 P. M. on the Premises.

70% Can Remain on First Mortgage Titles Insured Free For Maps apply to

31 Nassau St., N. Y. City To reach BELLE HARBOR take train from Flatbush Ave. Station Brooklyn, or Penn. Terminal, 33rd St., N. Y. City, to Rockaway Park Station, thence two minutes ride by trolley, or take B. R. T. from Chambers St. or Canal St.

GIRLS' SCHOOL AT SCARSDALE.

Fish & Marvin have leased for Eugene Reynal of New York and Newport his estate at Scarsdale to the Misses Tewksbury of New Melford, Conn. The Tewksbury school for girls, Ingleside, is one of the best known schools in the propose to erect a modern four story factory building to contain about 30,000 Melford. Conn. The school for girls, Ingleside, is one of the best known schools in the propose to erect a modern four story factory building to contain about 30,000 Melford.

BUSINESS SPACE LEASED.

This is the office building in the "Heart plot of 14,000 square feet at Melrose street, which he gave in part payment the Bronx" bought a few days ago avenue and 149th street. What Mr. for the office building, are valued at Astor paid for the structure has not been \$850,000.

Purchased by Vincent Astor

Known as the learned, but the building and the vacant property at Jereme avenue and 170th building in The Bronx and has for ten-

Building in Heart of The Bronx

BIG ROCKAWAY AUCTION.

JOSEPH P. DAY.

mere Crest to Go. The property of the Edgemere Crest

ompany on the ocean front at Far Rockaway is to be sold at auction the latter part of the month. The company of high land. The main residence is a fireproof stone structure, which took over two years in building. There are more than fifty rooms, twenty baths, a swimming pool and gymnasium. The lease, which involves over \$100,000, is for a term of years with the option of purchase.

TRADING IN NEWARK ACTIVE.

Feist & Feist sold several properties in Newark last week. Among them were apartments a dwelling and a factory site. To Albert Alsopp they sold the large apartment at 38 to 48 Mails street. East Orange, for the Arcand the large apartment at 38 to 48 Mails street. East Orange, for the Arcand Main street, running through the fedden placer also the plot at 45 and 47 Hawthorns avenue to Jack H. Lehman, who will seret a three story apartment house. Jacob L. Schwartz bought through the Feists 72 and 74 West Kin-

1.155 PARK AVE., S. E. Corner 92d St. Ready for Occupancy August 1. Apartments of

New Building

\$5,35)

For Rent from October 1. Apply on Premises, or Bing & Bing, 119 West 40th St. Tel., Bryant-6410.

"SHROPSHIRE,

136-138 WEST 65TH STREET.

\$27 For Month.

2 Rooms and Bath, Unfurnished.

\$35 and \$50.

Hardwood floors, electric lights; interior telephone; valet and apartment service; meals served in rooms if desired.

Agent on Premises. H. Childs, 138 W.

65th St. Tel. Columbus 3648.

Or Write for Illustrated Booklet "E."

ants some of the best concerns to be had. The site of the building was partly acquired by the American Real Estate Company before the subway was built. It is the first improved property in The Bronx to be bought by an Astor. Most of their trading there has been in vacant land, and it is some time since the As-tors have added to their extensive acre-age in the northern borough. Most of it, or for that matter all of it, was acquired by former generations of the fam-ily and at a time when The Bronx was

truly a rural locality.

This is Mr. Astor's second trade. The other was a parcel on Thirty-second street abutting his Waldorf building, which he bought, giving in exchange a building on Sixty-fifth street next to the Astor mansion at the Fifth avenue correct It indicates that the series has ner. It indicates that the estate has appropriated modern business methods.

## Scene of Big Seaside Auction Sale to Be Held Soon---Belle Harbor on Rockaway Coast

The map of Belle Harbor, L. I., is to be amended so as to provide for 234 beach and ocean front lots, mostly 20 by 100 feet frontage in the southerly boundary of Neponsit; feet, embracing the 4,000 feet frontage to be sold at auction by Joseph P. Day on the premises on Saturday, July 31, and facing on Bayside drive the bay beach front, Beach 125th street to 125th and Menday, August 2. The same sale will include 445 other lots, composing the remainder of all the vacant land the locks of two to eleven lots, will, according to Mr. Day, greatly augment the wide interest already expressed in blocks of lots to be sold laneaster president, which includes laneaster president, which laneaster president, which includes laneaster president, which includes laneaster president, which includes laneaster president, which includes laneaster president with the locks of toos tenns on the construction of several blocks of lots in the Jamaica laneaster's decision to amend the construction. Which also has the advantage of being laneaster and occupation of will, according to Mr. Day, greatly augment the wide interest already expressed in the southerly boundary of New York and tenns.

This is the only extensive stretch of occasing the feet of the construction of the construction of will, according to Mr. Day, greatly augm



APARTMENTS TO LET-UNFURNISHED. APARTMENTS TO LET-UNFURNISHED. APARTMENTS TO LET-UNFURNISHED. WESTCHESTER REAL ESTATE FOR

WESTCHESTER REAL ESTATE FOR



unusually spacious, well designed and appointed halls, living room, library, dining room, veranda and balcony; also a large brick garage. Other Beautiful Homes from \$11,000 up

PARK HILL

Yonkers, N.Y. If you prefer we will build a house to cover your requirements and finance its purchase on terms equivalent to your present rent. A number of attractive plots are now offered.

To Reach Park Hill

Take Subway to 242d Street then trolley direct to Park Hill. Elevated to 155th Street and Putnam division to Park Hill. Continuous service.

American Real Ostate Company

527 Fifth Avenue, New York Room 534.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.



COLONIAL ALL-YEAR HOME Overlooks the Water. Actual Lake Rights. \$7,500. Easy Terms to Suit Responsible Purchase ..

An ideal all-year home of 11 large rooms and three baths, with extensive grounds, in select neighborhood.

Large central hall, living room 34 ft. long, with imposing open fireplace, dining room, maid's room and kitchen on first floor.

Seven spacious master bed chambers and three tiled baths, billiard room, storage room. Separate entrance porch; large veranda, upper veranda, sleeping porch and open terrace, commanding superb water views. Every modern convenience, electric light, parquet floors, beamed ceilings, walls panelled in lard woods.

and woods.
Convenient to country club, golf, ideal outdoor and water sports.
Send for photograph.
Raymond F. Barnes, 170 B'way, N. Y.

63333 QUEENS REAL ESTATE FOR SALE. REMODELLED HOMESTEAD 28 Min. from Penna. Sta., N. Y. City 26 Min. from L.I.R.R. Sta., B'klyn

S650 BUYS IT Island 2d Mortgage TEN beautiful larse rooms, electricity, running water, modern bath water, sometical collections.

Are Flowers, trees and shrills.

Authing Like II in or Near the City.

Write or tel R. L. Kill, By. 347 Fifth

Ave. N. Y. City, for pictures and

plans. Tel. 1250 Murray Hill.

REAL ESTATE WANTED.

Properties 4%

Real Estate Owners: — My specialty is the efficient and economical handling of apartment and business properties, Charges, 2% of gross rentals Highest references and bond furnished.

David Pasinsky 206 Broadway. Tel. 3206 Cort.

WESTCHESTER REAL ESTATE FOR

IDEAL COUNTRY HOME ROCHELLE gage, 12 terms. Tel 4051-New Rochel or address OWNER, box 131 Sun office.

STUDIOS TO LET.

Studios, Artists, Writers Between Union Sq. and 5th Ave. Desirable rooms suitable for studies for tists and writers; buildings quiet and well ept. rooms newly painted and papered; une have bath and heat; rents from \$4 per

MORE BROOKLYN HOMES. Builders Plan 91 Structures, 21 of

Them Flats. Plans were filed for ninety-one buildwith the Brooklyn Building Bueau during the past week, to cost \$745,-35. Twenty-one will be tenements, cost forty-nine small dwellings. st \$180,050 and twenty-one miscellancost \$180,050 and twenty-one miscellan-cous structures, cost \$168,385. Roch-Line, Inc., will build two four story brick apartments, on the south-west corner of Lincoln place and Roch-

ester averue, with accommodations for thirty-nine families, at a cost of \$65,-600. On the south side of President street, west of Nostrand avenue, Max Schoenenberg and Rudolf Rab will erect two four story brick apartments, with accommodations for forty-one families, and one will be seen to \$20,000.

accommodations for forty-one families, at a cost of \$90,000. James Boyd, Jr., will spend \$40,000 for four four stery brick tenements to occupy sites on the most side of Sixty-eighth street, east of Foarth avenue. Two similar structures to cost \$50,000 will be built by Wallace & Hoffman on the west side of the street of the

NAVESINK PAKK Atlantic Highlands

Highest Point on Coast Between Maine and Florida.

Edward D. Loughman,

TO LET FOR BUSINESS PURPOSES

526-530 West 25th St. 6 Stories & Basement, 75x100. crinkler system; exceptionally fluctuations, and the suitable any business, large drive by for unloading inside of building coupled by Westinghouse Electric of

To Let from Nov. 1st Next. ong Lease. Rent Reasonable. Particulars own broker, or ROOM 604, 51 CHAMBERS ST.

> FARMS FOR SALE. CONNECTICUT.

NEAR RIDGEFIELD State road, home and farm, 100 acree, fine large house, telephone, outbuildings, silos, perfect condition, orcharde, big stream, artesian welliong frontage, good Sound view; accommodate, 4,000 chickens, equipment; remark date 4,000 chickens, equipment; accommo-able speculative future; 11s hours out; 19,000; terms. IMMEDIATE, box 150 Sun office.

FARMS FOR SALE-NEW YORK STATE 158 ACRE FARM—7 room house, new barn, 20 acres woodland, remainder the able, 10 acres in corn, nice orchard and all growing crops; \$1.800, \$1.000 down come, see for yourself, clear title guaranteed, LLOYD M. HALLENBECK, Greendale-on-the-Hudson, N Y

CONNECTICUT REAL ESTATE FOR SALE.

CONNECTICUT-Sale or Rent. NICELY finished eight room Cottage

HOUSES FOR THE SUMMER

NEW JERSEY.

NUTLEY IN A NUTSHELL. All about the "Ideal Home Town. Secretary, box 314, Nutley, N. J.